

036.A

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0012.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

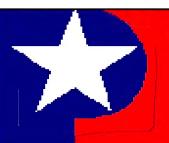
184,800 / 184,800

USE VALUE:

184,800 / 184,800

ASSESSED:

184,800 / 184,800



PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
14		ARIZONA TERR, ARLINGTON

OWNERSHIP

Unit #: 6

Owner 1: FAHMY MOHAMED M	
Owner 2:	
Owner 3:	

Street 1: C/O NOHA SOLIMAN	
Street 2: 51 AMBERWOOD DR	

Twn/City: WINCHESTER	
St/Prov: MA	Cntry:

Postal: 01890	Type:
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PREVIOUS OWNER

Owner 1: HOGAN SPURGEON III -	
Owner 2: -	

Street 1: 14 ARIZONA TERR #6	
Twn/City: ARLINGTON	

St/Prov: MA	Cntry:
Postal: 02474	

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1965, having primarily Brick Veneer Exterior and 573 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 3 Rooms, and 1 Bdrm.
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OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R5	APTS LOW		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	6011																

Total AC/HA: 0.00000

Total SF/SM: 0

Parcel LUC: 102 Condo

Prime NB Desc: ARIZONA 118

Total:

Spl Credit

Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

APPRaised:

Total Card / Total Parcel

184,800 / 184,800

USE VALUE:

184,800 / 184,800

ASSESSED:

184,800 / 184,800

User Acct

124966

GIS Ref

GIS Ref

Insp Date

09/28/17

!2991!

PRINT

Date Time

12/10/20 18:19:14

LAST REV

Date Time

08/13/20 09:55:05

jorourke

Prior Id # 3:

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

PREVIOUS ASSESSMENT

Parcel ID 036.A-0003-0012.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	179,700	0	.	.	179,700	179,700	Year End Roll	12/18/2019
2019	102	FV	165,600	0	.	.	165,600	165,600	Year End Roll	1/3/2019
2018	102	FV	156,800	0	.	.	156,800	156,800	Year End Roll	12/20/2017
2017	102	FV	43,800	0	.	.	43,800	43,800	Year End Roll	1/3/2017
2016	102	FV	73,000	0	.	.	73,000	73,000	Year End	1/4/2016
2015	102	FV	137,900	0	.	.	137,900	137,900	Year End Roll	12/11/2014
2014	102	FV	132,700	0	.	.	132,700	132,700	Year End Roll	12/16/2013
2013	102	FV	132,700	0	.	.	132,700	132,700		12/13/2012

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HOGAN SPURGEON	58765-353		3/27/2012		130,000	No	No		
BARRY SHEILA A	35764-548		6/26/2002		145,000	No	No		
	19324-243		9/1/1988		85,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/28/2017								
6/27/2012								
5/6/2000								

ACTIVITY INFORMATION

Sign: VERIFICATION OF VISIT NOT DATA

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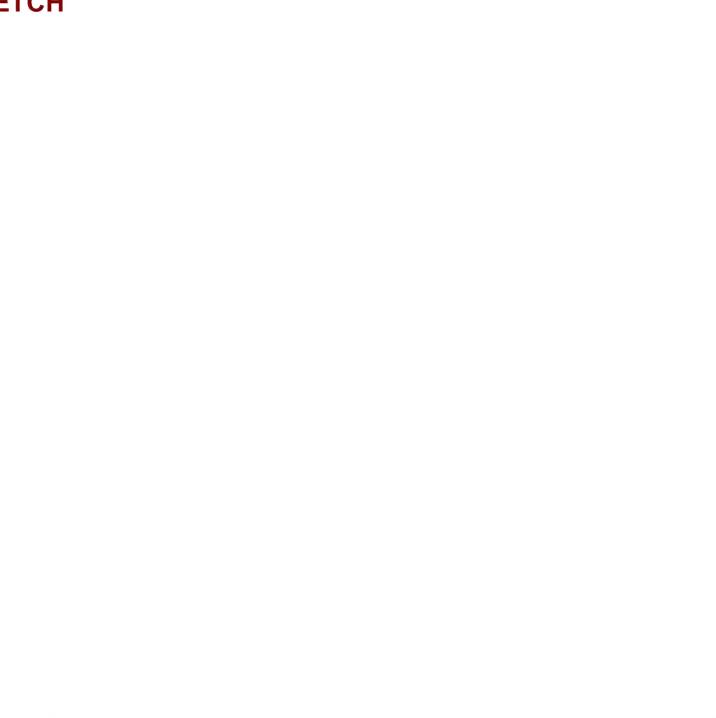
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EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 7	- Condo Garden			Full Bath: 1	Rating: Average			Building Number 14.									
Sty Ht: 1	- 1 Story			A Bath: 1	Rating:												
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating:												
Foundation: 1	- Concrete			A 3QBth: 1	Rating:												
Frame: 1	- Wood			1/2 Bath: 1	Rating:												
Prime Wall: 8	- Brick Veneer			A HBth: 1	Rating:												
Sec Wall: 1	%			OthrFix: 1	Rating:												
Roof Struct: 4	- Flat			OTHER FEATURES													
Roof Cover: 4	- Tar & Gravel			Kits: 1	Rating: Average			1st Res Grid Desc: Line 1 # Units: 1									
Color: BRICK				A Kits: 1	Rating:			Level FY LR DR D K FR RR BR FB HB L O									
View / Desir:				Fpl: 1	Rating:			Other									
GENERAL INFORMATION				WSFlue: 1	Rating:			Upper									
Grade: C	- Average			CONDOS INFORMATION				Lvl 2									
Year Blt: 1965	Eff Yr Blt:			Location: F	- Front			Lvl 1									
Alt LUC:	Alt %:			Total Units: 1				Lower									
Jurisdict: G18	Fact: .			Floor: 2	- 2nd Floor			Totals				RMs: 3	BRs: 1	Baths: 1	HB		
Const Mod:				% Own: 0.781799972													
Lump Sum Adj:				Name: 5 - 6011													
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN					
Avg Ht/FL: STD				Phys Cond: AV	- Average			30. %	No Unit	RMS	BRS	FL					
Prim Int Wall: 2	- Plaster			Functional:				%	1	3	1	0					
Sec Int Wall: 1	%			Economic:				%									
Partition: T	- Typical			Special:				%									
Prim Floors: 4	- Carpet			Override:				%									
Sec Floors: 1	%			Total: 30.6			%										
Bsmnt Flr:				CALC SUMMARY				COMPARABLE SALES									
Subfloor:				Basic \$ / SQ: 320.00				Rate	Parcel ID	Typ	Date	Sale Price					
Bsmnt Gar:				Size Adj.: 1.54712045													
Electric: 3	- Typical			Const Adj.: 0.98931295													
Insulation: 2	- Typical			Adj \$ / SQ: 489.788													
Int vs Ext: S				Other Features: 32701													
Heat Fuel: 3	- Electric			Grade Factor: 1.00													
Heat Type: 6	- Elec Base/B			NBHD Inf: 0.85000002													
# Heat Sys:				NBHD Mod:													
% Heated: 100	% AC: 100			LUC Factor: 1.00													
Solar HW: NO	Central Vac: NO			Adj Total: 266347													
% Com Wall:	% Sprinkled:			Depreciation: 81502													
				Depreciated Total: 184844				WtAv\$/SQ:	AvRate:	Ind.Val							
							Juris. Factor: 1.00	Before Depr: 416.32									
							Special Features: 0	Val/Su Net: 322.51									
							Final Total: 184800	Val/Su SzAd: 322.51									
MOBILE HOME				Make:				Serial #:				Year:	Color:				
SPEC FEATURES/YARD ITEMS				PARCEL ID 036.A-0003-0012.0													
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
More: N	Total Yard Items:				Total Special Features:									Total:			



Sketch showing the footprint of the building, divided into rooms and labeled with room numbers.

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	573	489.790	280,648

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE



A photograph showing the exterior of a multi-story residential building complex with multiple units and a parking area in the foreground.

AssessPro Patriot Properties, Inc